

Christina LaVelle

From: Nick Holland
Sent: Friday, September 12, 2014 7:57 AM
To: Christina LaVelle
Cc: Paul Popelka
Subject: FW: Notice of Land Use Application

Hi Tina:

Can you be sure this public comment gets into the official record? This is in regard to the Hegger Short Plat. Thanks.

Nick Holland
Associate Planner
City of Monroe
360-794-7400 ext. 4513

From: David Gillooly [mailto:dgillooly@att.net]
Sent: Thursday, September 11, 2014 3:12 PM
To: Nick Holland
Subject: Fw: Notice of Land Use Application

On Thursday, September 11, 2014 6:09 PM, David Gillooly <dgillooly@att.net> wrote:

Greetings Mr. Holland,
Regarding subject Application at site 15352 176th Dr., SE, it would be important to consider the impact of the proposed development on the resale value of surrounding properties. My wife and I bought our home this past year because, in part, of the nature of the condition and styles of existing neighboring Magnuson properties.
The proposed expansion of the application site to virtually half-size parcels, I contend, jeopardizes the current neighborhood quality and its future market value. We likely would not have purchased our home, had we known about the present plan to nearly double the units of that area. My understanding, of the history of the proposed land development area, is that that location was a once known and maintained delightful garden with several large trees..... all of which had been cleared for profit motive. Should we continue to further degrade these sites for the same cause.
Kindest regards,

Rosemarie and David Gillooly
15384 Hilding Dr. SE
Monroe, WA

On Thursday, September 11, 2014 12:34 PM, Emily Tjaarda <emilytjaarda@gmail.com> wrote:

I would encourage each person (especially those with property backing 176th) to write a note to the city today. I believe all comments must be submitted by today.

Emily
425.231.2153

Sent from my iPhone

On Sep 11, 2014, at 7:11 AM, Kim <kim_hoover@msn.com> wrote:

Dear Mr. Holland,

Please consider this our official comment regarding the Notice of Land Use Application at the site of 15352 176th Dr, SE. We believe that the change from 4 parcels to 7 parcels will significantly change the nature of the neighborhood. These parcels will be reduced in size to almost half, while the homes in the surrounding neighborhood have significantly larger parcels. We therefore request that you deny the application, since the size of the current parcels is more in keeping with the surrounding area.

Sincerely,
Kimberly and Kenneth Hoover
15284 Esther Ave SE
Monroe, WA 98272
425-870-8500

From: kim_hoover@msn.com
To: emilytjaarda@gmail.com
CC: aboutherbs@yahoo.com; karlatim@msn.com; sandeedson@hotmail.com; patm@sudevelopment.com; sherriannaharris@yahoo.com; revdms92@comcast.net; alarke@hotmail.com; kim_hoover@msn.com; ralsma@gmail.com; sueskillen@gmail.com; maryevazquez@hotmail.com; kitgreen@rocketmail.com; ldbartell@hotmail.com; jlainer8881@yahoo.com; josiemikayla@hotmail.com; fletch@holmquist.com; brucfredrickson@hotmail.com; nancfredrickson@hotmail.com; tinglinbaba@gmail.com; dgillooly@att.net; karen.ralston@gmail.com; richjudysz@comcast.net; rogillooly@gmail.com; alyakam_inc@msn.com; waltedson@hotmail.com
Subject: RE: Notice of Land Use Application
Date: Tue, 9 Sep 2014 11:29:37 -0600

There is no public meeting. We have to submit comments in writing to Mr. Holland at the email below, or to:

Monroe City Call
806 W Mail St
Monroe, WA 98272

These must be received by Thursday September 11th--in two days.

Kim Hoover

Date: Tue, 9 Sep 2014 10:12:01 -0700
Subject: Re: Notice of Land Use Application
From: emilytjaarda@gmail.com
To: kim_hoover@msn.com

Kim,

Thank you for taking initiative and checking in with the city. Do you happen to still have the notice? When is the meeting to be held? I cannot find mine and may still want to attend.

On Tue, Sep 9, 2014 at 9:52 AM, Kim <kim_hoover@msn.com> wrote:
Thank you so much for your help. I will let the rest of the HOA know.

Kim Hoover

From: NHolland@monroewa.gov
To: kim_hoover@msn.com
Subject: RE: Notice of Land Use Application
Date: Tue, 9 Sep 2014 14:58:13 +0000

Hi Kim:

Some of these questions I cannot answer. Numbers three and four will come later in the process, and are driven by what the owner determines market conditions to be. The units can be either duplexes or single family within that zone, it will depend on the size of the parcels created on whether or not a duplex can be built. Generally, a duplex requires one and a half the minimum lot size, which in that zone is 9600 square feet. The new footprint of the homes must comply with setback regulations in the zone which are 10' to the front living area, 20' to the garage, a minimum of 5' for the side yards, and a 10' rear yard setback. Hope this information helps, and if I can help you further, please do not hesitate to contact me.

Nick Holland
Associate Planner
City of Monroe
[360-794-7400 ext. 4513](tel:360-794-7400)

From: Kim [mailto:kim_hoover@msn.com]
Sent: Monday, September 08, 2014 10:01 AM
To: Nick Holland
Subject: Notice of Land Use Application

Hi Mr. Holland,

I live at 15284 Esther Ave SE in Monroe. I am part of the Magnuson Place HOA. We have seen the Notice of Land Use Application at the site of 15352 176th Dr, SE. We would be interested in receiving more details about this project.

1. Will the units be duplexes or single family?
2. What will the new footprint of house sites look like?
3. Are these units intended as rentals?
4. What size of home will be built?

We feel that these changes could impact the character of the neighborhood, so we would like to learn more and decide whether we wish to make a formal comment or not.

Please contact me by phone as soon as possible, since the comment period will be running out in three days.

Thanks in advance for your help,

Kimberly Hoover

4252-870-8500

E-mail is a public record and subject to public disclosure.

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Emily